K 3182

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---TEN & No/100THS-- ($10.00)
DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, AUGUST D. THAU AND WIFE, GRACE S. THAU,

have bargained and sold, and by these presents do transfer and convey unto the said Hunter C. Harris and wife, Ann H. Harris

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING LOT No. 88 AND THE EASTERLY PART OF LOT No. 87, ON THE MAP OF PLEASANT VALLEY, AS OF RECORD IN BOOK 1424, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY W.A. PITTS, JULY 16,1949, AS FOLLOWS: SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 90.25 FEET ON THE NORTHERLY SIDE OF CRESTRIDGE DRIVE AND RUN BACK 250 FEET ON THE EASTERLY LINE OF LOT 88, AND 226.6 FEET ON THE WESTERLY LINE OF SAID PART OF LOT 87, TO A DEAD LINE IN THE REAR, MEASURING 99.8 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO AUGUST D. THAU AND WIFE, GRACE S. THAU, BY DEED FROM WOODHAVEN HOMES, INCORPORATED, AS OF RECORD IN BOOK 1786, PAGE 192, SAID REGISTER'S OFFICE.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hunter C. Harris and wife, Ann H. Harris their heirs and assigns, forever.

And WE do covenant with the said Hunter C. Harris & wife Ann H. Harris that WE ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., EXCEPT AS OF RECORD.

And WE, AUGUST D. THAU AND WIFE, GRACE S. THAU, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said Hunter C. Harris and wife, Ann H. Harris their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 15th day of February, 1961

August D. Thau

Grace S. Thau

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